

315 Academy St NE

Gainesville, GA 30501

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Position your business in a highly accessible and desirable professional setting at Gainesville's 315 Academy Street NE. This 1,784± square foot single-tenant office building offers a functional and flexible layout ideal for professional services, medical-adjacent users, or administrative offices seeking a standalone presence near the heart of the city.

The building features four private offices complemented by two spacious open areas that can serve as a conference room, reception area, collaborative workspace, or additional offices, allowing tenants to tailor the layout to their operational needs. A private restroom and basement storage area provide additional convenience and practicality for day-to-day operations.

Situated on a well-located parcel with approximately 12 on-site parking spaces, the property provides ample parking for employees and visitors—an important advantage for office users in this market.

Opportunities for small standalone office buildings in this area are limited—schedule a tour today before this space is leased.

LOCATION DESCRIPTION

Strategically positioned just minutes from downtown Gainesville, the property also benefits from close proximity to the historic charm of Green Street and the regional healthcare hub of Northeast Georgia Medical Center. This location offers excellent convenience for clients and staff alike, with easy access to major thoroughfares, nearby amenities, and the broader Gainesville business community.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Gross)
Available SF:	1,784 SF
Lot Size:	0.26 Acres
Building Size:	1,784 SF

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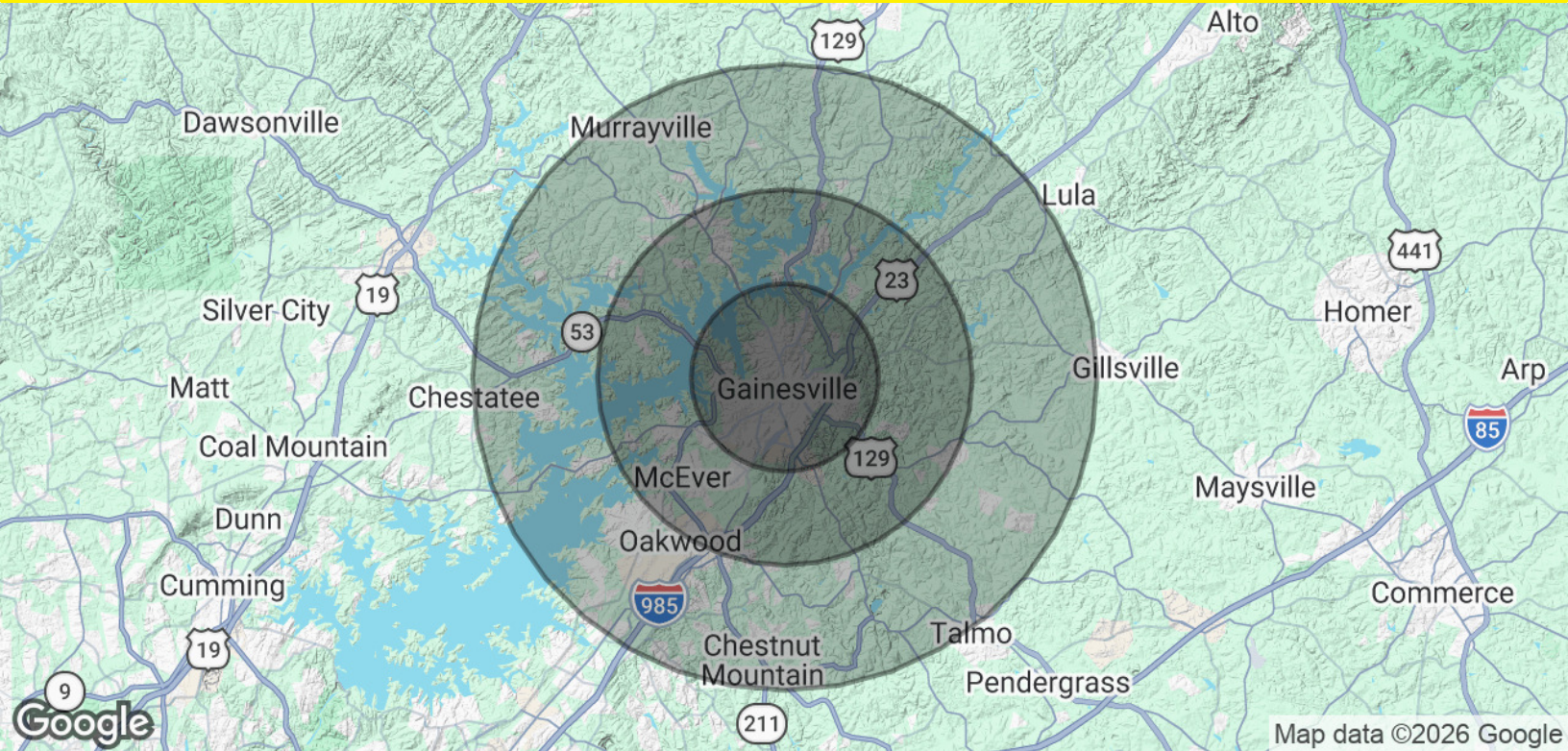
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POPULATION	3 MILES	6 MILES	10 MILES
Total Population	43,571	88,967	163,264
Average Age	32.4	35.6	37.2
Average Age (Male)	32.6	34.6	36.3
Average Age (Female)	32.5	37.3	38.4
HOUSEHOLDS & INCOME	3 MILES	6 MILES	10 MILES
Total Households	15,703	32,592	60,397
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$56,486	\$67,066	\$73,168
Average House Value	\$163,765	\$210,468	\$222,206

2020 American Community Survey (ACS)

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